

REQUIRED PARK/OPEN SPACE

REQUIRED AREA =
0.009 ACRE
LOT x 280 LOTS = 2.52 ACRES

PARK REQUIRED AREA SHALL BE PAID IN LIEU OF DEDICATION

ENVIRONMENTAL RECOMMENDATIONS:

1. THAT THE CAVE S-410 AS DESIGNATED IN THE GEOLOGIC ASSESSMENT FOR THIS PROJECT SHALL REMAIN OPEN WITH A BUFFER ZONE DESIGNED PER THE CRITERIA CONTAINED IN THE SEC 34-520(4) OF ORDINANCE NO. 81491 OR OTHER APPROVED CRITERIA. THE CALCULATIONS FOR DETERMINING THE BUFFER ZONE AROUND THE CAVE SHALL BE SUBMITTED TO AND APPROVED BY SAWS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CAVE BUFFER MAY BE BUFFERED BY HAVING THE CAVE SURROUNDED BY A GREENBELT AND/OR CONSERVATION EASEMENT AS PART OF THE DRAINAGE EASEMENT. THE OPENING OF THE CAVE SHALL BE GRATED TO PREVENT UNAUTHORIZED ENTRANCE AND TO PROVIDE A DEGREE OF SAFETY;
2. PRIOR TO THE RELEASE OF ANY BUILDING PERMITS FOR ADDITIONAL DEVELOPMENTS, THE FOLLOWING SHALL BE SUBMITTED TO THE AQUIFER STUDIES DIVISION OF THE SAN ANTONIO WATER SYSTEM:
 - A. A WATER POLLUTION ABATEMENT PLAN SHALL BE SUBMITTED FOR EACH PARTICULAR DEVELOPMENT/USE WITHIN THE AREA BEING CONSIDERED FOR REZONING.
 - B. A SET OF SITE SPECIFIC PLANS WHICH MUST HAVE A SIGNED ENGINEER'S SEAL FROM THE STATE OF TEXAS.
 - C. A LETTER FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY APPROVING EACH WATER POLLUTION ABATEMENT PLAN.
 - D. A COPY OF THE APPROVED WATER POLLUTION ABATEMENT PLAN.
3. ANY AREAS PLATTED AS DRAINAGE RIGHT-OF-WAYS ARE TO BE KEPT IN A VEGETATED CONDITION.
4. ONLY A MINIMAL AMOUNT OF PESTICIDES, HERBICIDES, OR FERTILIZERS NEEDED FOR LANDSCAPE MAINTENANCE SHALL BE USED. LANDSCAPED AREAS SHALL BE SENSITIVE TO MINIMIZING WATER NEEDS (i.e. USE OF NATIVE PLANTS).
5. THE STORAGE, HANDLING, USE AND DISPOSAL OF ALL OVER THE COUNTER HAZARDOUS MATERIALS WITHIN THIS DEVELOPMENT SHALL BE CONSISTENT WITH THE LABELING OF THOSE MATERIALS. FAILURE TO COMPLY WITH THE LABEL WARNINGS MAY CONSTITUTE A VIOLATION OF FEDERAL LAW.
6. THE CITY OF SAN ANTONIO SHALL INSPECT ALL FUTURE CONSTRUCTION OF SERVICE LATERALS AND SEWER MAINS FOR PROPER CONSTRUCTION ACCORDING TO STATE AND CITY REGULATIONS AND CODE.
7. IF ANY SOLUTION OPENINGS, CAVES, SINKHOLES, OR WELLS ARE FOUND DURING EXCAVATION, CONSTRUCTION, OR BLASTING, THE DEVELOPER SHALL NOTIFY TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AT (210) 490-3096 AND THE AQUIFER STUDIES DIVISION OF THE SAN ANTONIO WATER SYSTEM AT (210) 704-7392.

S-410 FEATURE S-410 IS A CAVE WITH AN ENTRANCE 6.6' LONG, 2.4' WIDE, AND 8.3' DEEP.

**MESA DEL NORTE
OPEN AREA CALCULATIONS**

Description	UNIT-1	UNIT-2	UNIT-3	UNIT-4	Total
No. of Lots	85	51	79	65	280
Gross Area (AC)	28.51	12.27	16.13	15.76	72.67
Building Coverage (AC)	5.85	3.51	5.44	4.48	19.28
Other Coverages (AC)					
a. Streets & Sidewalks	3.9	2.51	3.36	3.08	12.85
b. Driveway	1.17	0.70	1.09	0.90	3.86
c. Drain	0.20	0.18	0.04	0.36	0.78
Total Coverages (AC)	11.12	6.90	9.93	8.82	36.77
Open Spaces (AC)					
a. Greenbelts	9.18	0.22	0.09	---	9.49
b. Residential Lots	8.21	5.15	6.11	6.94	26.41
Total Open Space (AC)	17.39	5.37	6.20	6.94	35.81

Open Space Ratio = $\frac{35.98}{72.67} \times 100 = 49.3\%$
Density = $\frac{279}{72.67} = 3.85 \text{ lot/acre}$

**MESA DEL NORTE
PLANNED UNIT DEVELOPMENT**

JUNE, 2004

JOB NO. 5881-05

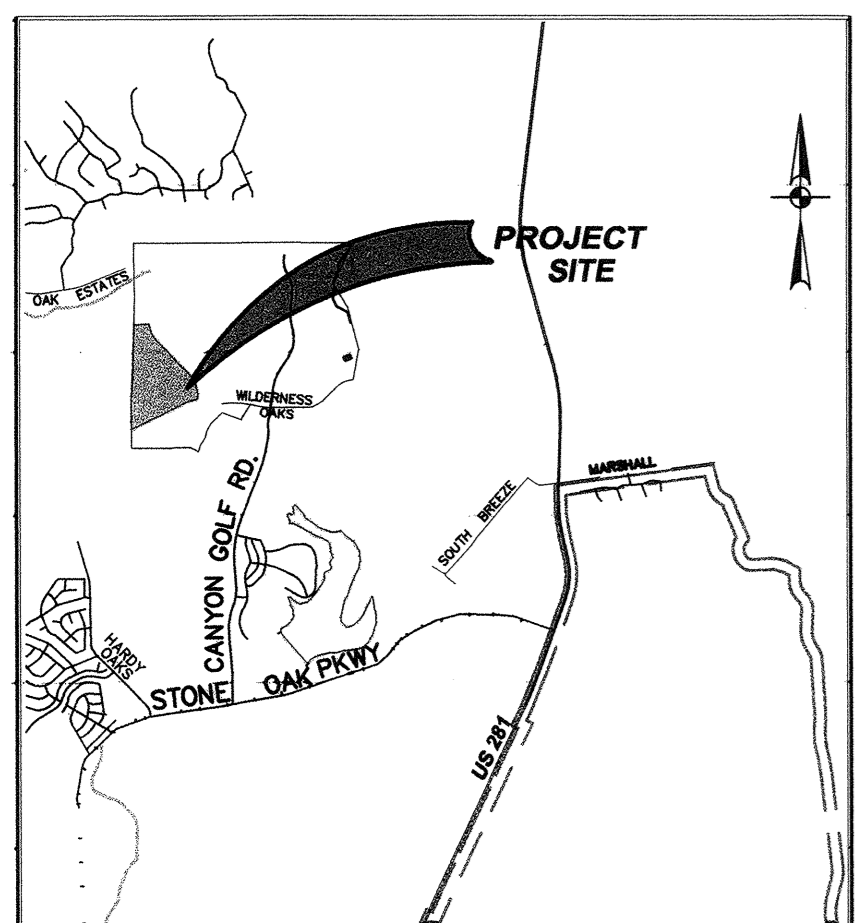
A 72.67 ACRE TRACT OF LAND OUT OF A 278.8 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 9140, PAGES 1671-1718 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND OUT OF THE B. STAFFEL SURVEY NO. 4, ABSTRACT 945, COUNTY BLOCK 4929, AND THE ADAMS, BEATY & MOULTON SURVEY NO. 5, ABSTRACT 38, COUNTY BLOCK 4930 OF BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER: MESA CANYON SPRINGS, LTD.
1210 ARION PARKWAY
SAN ANTONIO, TEXAS 78216
TEL: (210) 497-3385

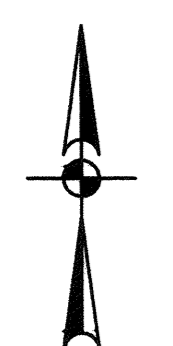
SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SOUTHWESTERN BELL TELEPHONE



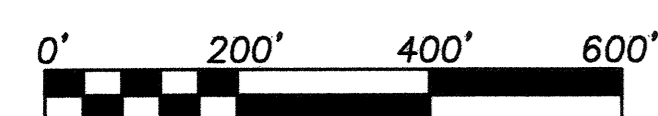
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010



**LOCATION MAP
N.T.S.**



SCALE 1" = 200'

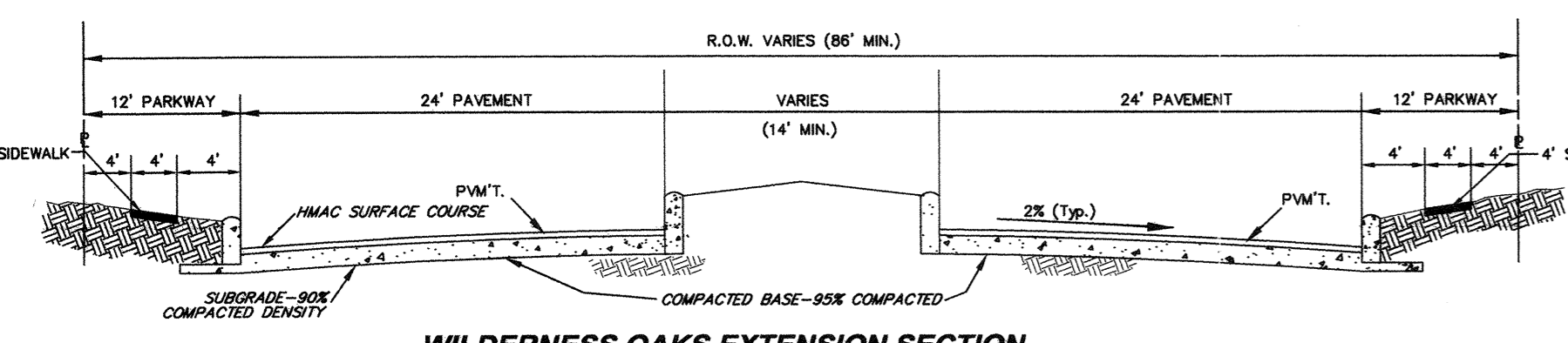
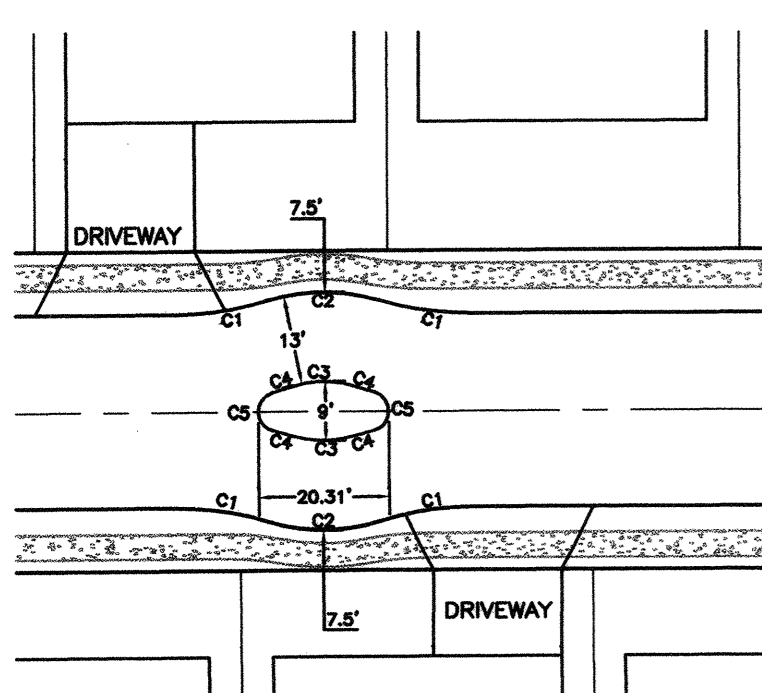


PUD PLAN NOTES:

1. MAJOR DRAIN EASEMENTS WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS GREENBELTS. DRAINAGE FACILITIES FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. STREETS ARE PRIVATE, LOCAL TYPE "A" WITH 50' R.O.W. AND 30' PAVEMENT UNLESS OTHERWISE INDICATED.
3. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
4. WATER SYSTEM TO BE DEDICATED TO SAN ANTONIO WATER SYSTEM.
5. ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC. 35-3339.
6. PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE. THEREFORE IT IS NOT SUBJECT TO ZONING RESTRICTIONS.
7. PROPERTY IS OUTSIDE THE CITY LIMITS AND LOCATED WITHIN THE ETJ THEREFORE IT IS NOT SUBJECT TO ZONING RESTRICTIONS.
8. TRAFFIC IMPACT ANALYSIS (TIA) FOR THIS PROPERTY WAS PREPARED BY PAPE-DAWSON ENGINEERS, INC.
9. SIDEWALKS TO BE INSTALLED PER UDC ARTICLE 5, DIVISION 2.35-506(C).

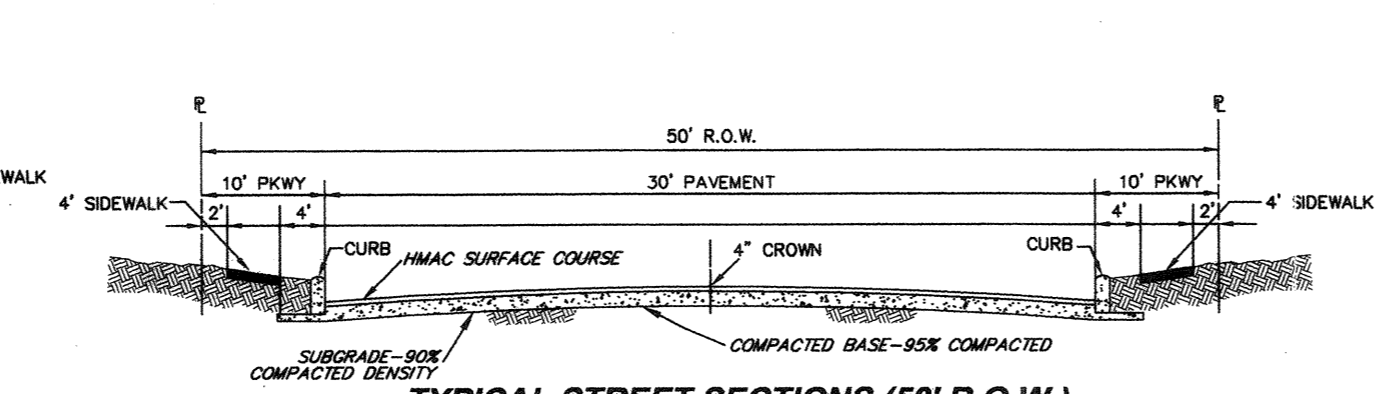
**TRAFFIC CALMING DEVICE
MEDIAN ISLAND DETAIL**

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	15.14'	51.00'	7.63'	17°00'39"
C2	12.22'	29.00'	8.87'	34°01'17"
C3	6.50'	16.00'	4.89'	34°01'17"
C4	3.32'	64.00'	1.66'	02°58'34"
C5	7.98'	3.00'	12.00'	151°55'51"



**WILDERNESS OAKS EXTENSION SECTION
NOT-TO-SCALE**

NOTE: WILDERNESS OAKS WITHIN THE LIMITS OF THE DEVELOPMENT SHALL BE DEDICATED AND IMPROVED WITH THIS SUBDIVISION.

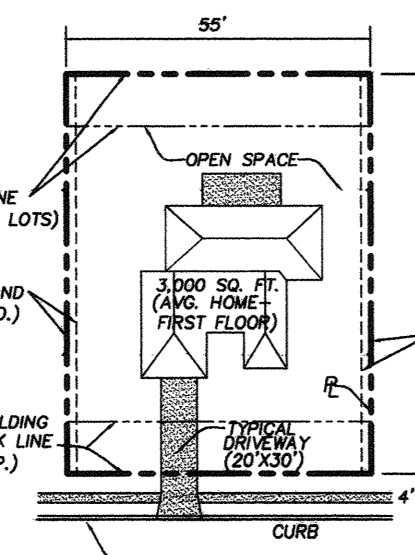


**TYPICAL STREET SECTIONS (50' R.O.W.)
N.T.S.**

NOTE: FINAL STREET SECTION THICKNESS WILL BE DETERMINED DURING PLATING STAGE BASED ON SOIL TEST REPORT BY GEO-TECH ENGINEERING

THE HEIGHTS AT S.O. PUD.
PUD C UNIT 1
(VOL. 9530 PG. 203-206 D&P)

- NAME & ADDRESS OF OWNERS WITHIN 200'
1. ERBOSAN ANN LAND, LTD.
500 NORTH LOOP 1604 E #175
SAN ANTONIO, TX 78232-1231
 2. ANP VENTURES, LTD.
4607 SAN PEDRO AVE. STE 115
SAN ANTONIO, TX 78232-4327
 3. HPE VENTURES, LTD.
1705 SPRINGWOOD SPRINGS
STE 200
AUSTIN, TX 78759
 4. WESTERN RIM INVESTORS 1999-3
LP APT 107
501 CANYON DR #101
CORPELL, TX 76019-3862
 5. MESA CANYON SPRINGS, LTD.
1210 ARION PARKWAY
SAN ANTONIO, TX 78216
 6. TEMERLU SITES
304 MAESTRO GROVE
SAN ANTONIO, TX 78258-7724

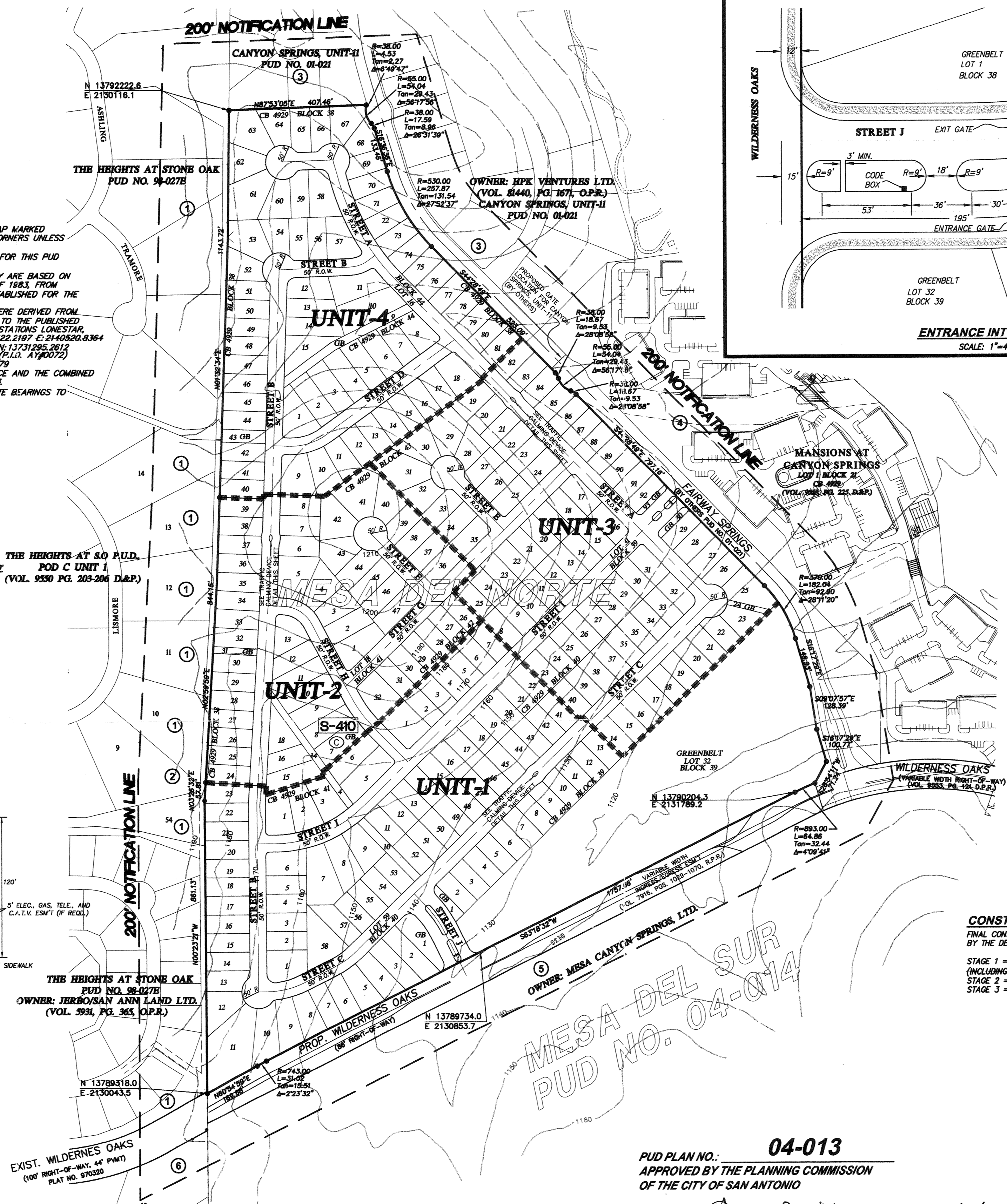


**TYPICAL LOTS
(55' X 120')**

(NOT TO SCALE)
AVG. FLOOR AREA FOR CALCULATION
PURPOSES = 3000 S.F.

THE HEIGHTS AT STONE OAK
PUD NO. 98-0278
OWNER: JERBO/SAN ANN LAND LTD.
(VOL. 934, PG. 365, O.P.R.)

EXIST. WILDERNESS OAKS
(100' RIGHT-OF-WAY, P.W.M)
PLAT NO. 970380



PUD PLAN NO.: 04-013

APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: *Drum Wright* DATE: 07/14/04
SECRETARY: *Robert P. Smith* DATE: 07/14/04

CONSTRUCTION STAGING PLAN

FINAL CONSTRUCTION SCHEDULES ARE TO BE DETERMINED
BY THE DEVELOPER DEPENDING ON HOMEOWNERS DEMAND:
STAGE 1 = UNIT-1, MARCH 2004
(INCLUDING WILDERNESS OAKS EXTENSION)
STAGE 2 = UNIT-2, SEPTEMBER 2004
STAGE 3 = UNIT-3, MAY 2005



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Alfonso Chua, P.E.

DATE: July 14, 2004

Address: 555 East Ramsey
San Antonio, Texas 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 04-013

Name: Mesa Del Norte

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7038